

Grantee: Chula Vista, CA

Grant: B-08-MN-06-0504

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-06-0504

Grantee Name:

Chula Vista, CA

Grant Amount:

\$2,830,072.00

Grant Status:

Active

QPR Contact:

Angelica Davis

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$2,547,072.00

\$1,103,090.24

\$0.00

\$0.00

\$0.00

To Date

\$2,830,072.00

\$2,830,072.00

\$0.00

\$2,830,072.00

\$1,196,798.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|--------------|
| Minimum Overall Benefit Percentage | 99.99% | 34.375% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$424,510.80 | \$0.00 |
| Limit on Admin/Planning | \$283,007.20 | \$155,298.00 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of April 20, 2010, the City of Chula Vista has made considerable progress with its NSP funds. In an effort to maximize on the NSP funds the City entered into a contract with Community Housing works in March to assist in the purchase and rehabilitation of properties for resale. To date, one property has closed, one is in escrow, while offers have been made on two other properties and are pending acceptance. A number of other properties have been placed on hold on the first-look list for consideration as well. The funds set aside to benefit persons at 50%LMI or below (\$1,000,000) has been succesfully expended. Two properties were purchased, a duplex and a four-plex, for very low income rental opportunities.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--------------------------------|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 1, Acquisiton/Rehab | \$0.00 | \$1,547,065.00 | \$0.00 |
| 2, Acquisiton/Rehab for Rental | \$0.00 | \$1,000,000.00 | \$0.00 |
| 3, Administration | \$0.00 | \$283,007.00 | \$0.00 |
| 4, Acquisiton/Rehab for Resell | \$0.00 | \$0.00 | \$0.00 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |

Activities

Grantee Activity Number: Cancelled1

Activity Title: Cancelled1

Activity Category:

Acquisition - general

Project Number:

3

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/01/2013

Responsible Organization:

City of Chula Vista Department of Redevelopment and

Overall

Jan 1 thru Mar 31, 2010

To Date

| | | |
|---|--------|--------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Chula Vista Department of Redevelopment and | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Location Description:

Activity Progress Narrative:

No narrative - activity cancelled.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|----------------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of buildings (non-residential) | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Persons benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

| | | | | | | |
|-----------------------------------|---|---|---|-----|-----|-----|
| # of Parcels acquired by admin | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| Total acquisition compensation to | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|-------------------------------|
| Grantee Activity Number: | NSP1a |
| Activity Title: | Lopez - 535 Fig Avenue |

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

1

Project Title:

Acquisition/Rehab

Projected Start Date:

03/24/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Community HousingWorks

| Overall | Jan 1 thru Mar 31, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$41,500.00 |
| Total CDBG Program Funds Budgeted | N/A | \$41,500.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$1,547,065.00 | \$1,547,065.00 |
| Expended CDBG DR Funds | \$41,500.00 | \$41,500.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Homebuyer Assistance will be provided to eligible homebuyers at or below 120% of the area median income, through homebuyer and housing rehabilitation assistance to stabilize communities within the City of Chula Vista that have the greatest need.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

Activity through reporting period ending 03/31/2010 included the purchase of the property located on 535 Fig Avenue. The amount of assistance for the purchase was \$21,500. An additional \$20,000 was utilized for the rehabilitation component. To day, the City has drawn \$21,500 of project total. The remaining funds will be drawn within the next reporting period.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|---|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |
| # of housing units | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |
| # of buildings (non-residential) | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |
| # of Households benefitting | 1 | 0 | 1 | 1/0 | 0/0 | 1/1 |
| # of Persons benefitting | 0 | 0 | 1 | 0/0 | 0/1 | 1/1 |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

| | | | | | | |
|-----------------------------------|---|---|---|-----|-----|-----|
| # of Parcels acquired by admin | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |
| Total acquisition compensation to | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

| Address | City | State | Zip |
|----------------|-------------|-------|-------|
| 535 Fig Avenue | Chula Vista | NA | 91910 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|-----------------------------|
| Grantee Activity Number: | NSP2a |
| Activity Title: | SDCHC(Colorado)/LH25 |

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisiton/Rehab for Rental

Projected Start Date:

10/12/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

San Diego Community Housing Corporation

| Overall | Jan 1 thru Mar 31, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$331,310.00 |
| Total CDBG Program Funds Budgeted | N/A | \$331,310.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$300,000.00 | \$300,000.00 |
| Expended CDBG DR Funds | \$331,310.00 | \$331,310.00 |
| City of Chula Vista, Redevelopment & Housing | \$331,310.00 | \$331,310.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

This NSP activity provides for the purchase and rehabilitation of 1-4 units properties that have been abandoned or foreclosed upon in order to rent such homes and properties to low income families in accordance with NSP regulations.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, baed on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419

Activity Progress Narrative:

Funds were used for the purchase and rehabilitation of a duplex which will be made available to very low income renters.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|--|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |
| # of housing units | 0 | 0 | 2 | 0/0 | 0/0 | 2/2 |
| # of buildings (non-residential) | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |
| # of Households benefitting | 2 | 0 | 2 | 2/2 | 0/0 | 2/2 |
| # of Persons benefitting | 4 | 0 | 4 | 4/8 | 0/0 | 4/8 |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |
| # of Parcels acquired by admin | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |

| | | | | | | |
|-----------------------------------|---|---|---|-----|-----|-----|
| Total acquisition compensation to | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
|-----------------------------------|---|---|---|-----|-----|-----|

Activity Locations

| Address | City | State | Zip |
|--------------|-------------|-------|-------|
| 809 Colorado | Chula Vista | NA | 91910 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|---------------------------|
| Grantee Activity Number: | NSP2b |
| Activity Title: | SDCHC(Glover)/LH25 |

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisiton/Rehab for Rental

Projected Start Date:

10/12/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

San Diego Community Housing Corporation

| Overall | Jan 1 thru Mar 31, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$668,690.00 |
| Total CDBG Program Funds Budgeted | N/A | \$668,690.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$700,000.00 | \$700,000.00 |
| Expended CDBG DR Funds | \$668,690.00 | \$668,690.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

This NSP activity provides for the purchase and rehabilitation of residential and multi-family properties that have been abandoned or foreclosed upon in order to rent such homes and properties to low income families in accordance with NSP regulations.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

During the last reporting period, the City used NSP funds to assist in the purchase and rehabilitation of a fourplex located in a Chula Vista NSP designated area. The fourplex will be made available as a rental opportunity to very low income residents.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|---|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |
| # of housing units | 0 | 0 | 4 | 0/0 | 0/0 | 4/4 |
| # of buildings (non-residential) | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |
| # of Households benefitting | 4 | 0 | 4 | 4/0 | 0/0 | 4/4 |
| # of Persons benefitting | 0 | 0 | 8 | 0/0 | 0/0 | 8/4 |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by admin | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

| | | | | | | |
|-----------------------------------|---|---|---|-----|-----|-----|
| # of Parcels acquired voluntarily | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |
| Total acquisition compensation to | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

| Address | City | State | Zip |
|------------|-------------|-------|-------|
| 809 Glover | Chula Vista | NA | 91910 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|--------------------------------|
| Grantee Activity Number: | NSP3 |
| Activity Title: | Planning/Administration |

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

N/A

Responsible Organization:

City of Chula Vista, Redevelopment & Housing

| Overall | Jan 1 thru Mar 31, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$283,007.00 |
| Total CDBG Program Funds Budgeted | N/A | \$283,007.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$7.00 | \$283,007.00 |
| Expended CDBG DR Funds | \$61,590.24 | \$155,298.00 |
| City of Chula Vista | \$61,590.24 | \$155,298.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Location Description:

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

Activity Progress Narrative:

City staff continues to oversee the NSP program. This includes fiscal management, environmental reviews, contract administration and any other related functions.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP4

Activity Title: Community Housing Works

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

4

Project Title:

Acquisiton/Rehab for Resell

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community HousingWorks

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$1,505,565.00

Total CDBG Program Funds Budgeted

N/A

\$1,505,565.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |

Activity Locations

Address

276 Fourth Avenue

City

Chula Vista

State

NA

Zip

91910

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |
